153.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,900 / 679,900
					USE VALUE:	679,900 / 679,900
					ASSESSED:	679,900 / 679,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN BRIAN C/TRUSTEE &
Owner 2:	DONOVAN KATHRYN L/TRUSTEE
Owner 3:	DONOVAN FAMILY TRUST
Street 1:	80 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONOVAN BRIAN C & KATHRYN L -
Owner 2:	-
Street 1:	80 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,806 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4806.000	228,100	500	451,300	679,900
Total Card	0.110	228,100	500	451,300	679,900
Total Parcel	0.110	228,100	500	451,300	679,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.53 | /Parcel: 438.5

Legal Description

User Acct 102221

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,200	500	4,806.	451,300	680,000	680,000	Year End Roll	12/18/2019
2019	101	FV	207,900	500	4,806.	423,100	631,500	631,500	Year End Roll	1/3/2019
2018	101	FV	207,900	0	4,806.	349,800	557,700	557,700	Year End Roll	12/20/2017
2017	101	FV	207,900	0	4,806.	321,600	529,500	529,500	Year End Roll	1/3/2017
2016	101	FV	207,900	0	4,806.	293,400	501,300	501,300	Year End	1/4/2016
2015	101	FV	195,700	0	4,806.	287,700	483,400	483,400	Year End Roll	12/11/2014
2014	101	FV	195,700	0	4,806.	267,400	463,100	463,100	Year End Roll	12/16/2013
2013	101	FV	195,700	0	4,806.	254,400	450,100	450,100		12/13/2012

!12063!

PRINT

Date	Time
12/11/20	02:10:52

LAST REV

Date	Time
02/27/20	08:41:47
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12063

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN BRIAN C	65061-421		3/17/2015	Convenience	99	No	No		
MORGENBESSER HU	56659-118		3/29/2011		509,000	No	No		
GILLIS JOHN J	48477-186		11/10/2006		458,865	No	No		
SISSON ELIZABET	23085-523		4/16/1993		196,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1670	Addition	207,400	O				
7/2/2013	999	Manual	27,115	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
5/2/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
7/3/2012	Measured	JBS	JOHN S
11/26/2008	Meas/Inspect	355	PATRIOT
3/20/2007	MLS	MM	Mary M
12/28/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4806		Sq. Ft.	Site		0	80.	1.17	9									451,345						451,300	

Total AC/HA: 0.11033 | Total SF/SM: 4806 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 451,345 | Spl Credit | Total: 451,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	89800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309886
Depreciation:	81810
Depreciated Total:	228076

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

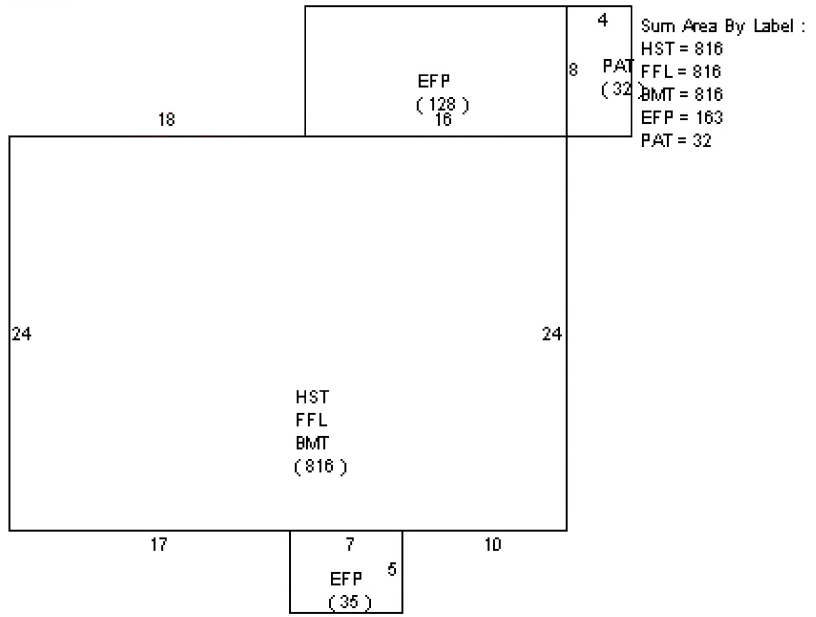
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	52.510	42,848
FFL	First Floor	816	138.920	113,355
HST	Half Story	408	138.920	56,677
EFP	Enclos Porch	163	43.050	7,017
PAT	Patio	32	5.880	188

Net Sketched Area: 2,235 | Total: 220,085

Size Ad 1224 | Gross Are 2643 | FinArea 1550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	138.92
Special Features:	0	Val/Su Net:	102.06
Final Total:	228100	Val/Su SzAd	186.36

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500